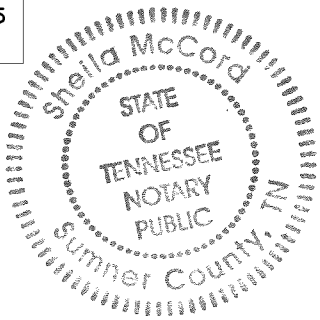
Karen Johnson Davidson County
Batch# 587637 DEEDWARR
03/09/2021 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,034.15
20210309-0030730



State of Tennessee
County of WILSON

The actual consideration or value, whichever is greater, for this transfer is **$279,500.00.**

Debbie A. Greer
Affiant

Subscribed and sworn to before me, this the 26th day of February, 2021.

Notary Public

My commission expires: 2/11/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JUDY C. MCKINLEY AND JAMES T. MCKINLEY	**NEW OWNER**	**064 16 O D 125.00 CO**
129 Cherry Branch Lane		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Howard Montrose, devisee of Charles M. Montrose, deceased

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUDY C. MCKINLEY AND JAMES T. MCKINLEY, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 283, as shown on the map entitled Section Three Truxton Park, of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES M. MONTROSE, AN UNMARRIED PERSON, by deed from BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, of record in Instrument No. 2020528-0064126, dated May 17, 2002, said Register's Office. The said Charles M. Montrose having since died testate on or about November 17, 2020. Pursuant to his will of record in Chancery Court of Wilson County, Tennessee, Docket No. 21P9 devised subject property to Howard Montrose. Howard Montrose is the sole heir/ devisee of Charles M. Montrose, deceased.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2249 Crescent Valley Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of FEBRUARY, 2021

Howard Montrose, devisee of Charles M. Montrose, deceased

State of Colorado)

County of Douglas)

DEVINN STEPHENSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174042277
MY COMMISSION EXPIRES OCTOBER 11, 2021

On this 26th day of February, 2021, before me personally appeared, **Howard Montrose, devisee of Charles M. Montrose, deceased** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: October 11, 2021

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY